

12015 Manchester Rd  
 St. Louis, Mo 63131  
 314-966-4100  
 800-969-4102



leon@leonmillerco.com  
 Website:  
 www.leonmillerco.com

*Selling land is our business. Our only business.*

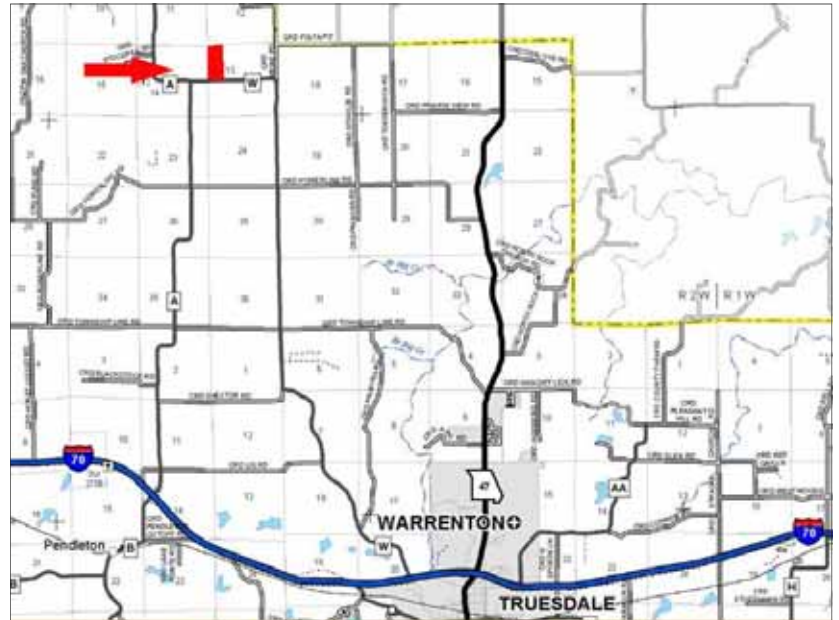
**property listing: 86 Acres on Highway W—Warren County**  
**Price : \$447,000**

**PROPERTY FEATURES**

This 86 acres is level to gently rolling. The wood land soils is soil type typically found on land being planted to corn and soybeans. That's why there are such has large oak tree and lush pastures.

This property is the best buy in the area, but don't take our word for it. Check the other land listings! If value is what you seek, then value is what you will get with this 86 acres.

<i>Property Data</i>	
Utilities	Deep well
Zoning	Ag
Taxes	\$300.00
School Dist.	Warrenton R-2
Buildings	Home/barn
Total Ac	86 Acres
Pasture	18 Acres
Crop	0 Acres
Timber	63 Acres
Home & barn area	5 Acres
Ponds	1 small



**86 Acres - Warren County**  
 Directions: From Warrenton travel I-70 west to State Highway A Exit and travel North on Highway A for 5.5 miles to Highway W, Turn East and property is 1/2 mile on north side if highway



**86 Acres - Warren County**  
 Gate entrance at Highway W  
 Private lane leads from Highway W to the home near center of this 86 acres



**86 Acres - Warren County**  
 Private setting

property listing: 86 Acres



86 Acres - Warren County  
Aerial Photo



86 Acres - Warren County  
Paths through the level to gently rollings woods



86 Acres - Warren County  
8.84 acres - south field  
Grass/hay field